

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

-----  
for July 23, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Change of Zone #3414 - from P to O-3  
Use Permit 152 - Pioneer Pointe Plaza

**PROPOSAL:** To allow up to 49,900 square feet of medical, financial and office floor area.

**LOCATION:** Northeast of the intersection of Pioneers Blvd and Highway 2.

**WAIVER REQUESTS:**

1. Front yard setback along South 13<sup>th</sup> Street.
2. Sidewalk along Highway 2 south of Pioneers Blvd.
3. Design Standards for private roadways to eliminate the crown from the pavement cross-section.
4. Parking lot screening along South 13<sup>th</sup> Street.

**LAND AREA:** Approximately 4.79 acres.

**CONCLUSION:** This request generally complies with the Zoning Ordinance. While the Land Use Map of the Comprehensive Plan designates public and semi-public uses for this site, the proposed use can be served with municipal services and can be supported by existing infrastructure, and the Comprehensive Plan encourages infill development to maximize the utilization of existing infrastructure. This request is an appropriate use of land at this location and the waivers are justified. However, an additional waiver was identified during the review and must be included in the legal notice so staff is recommending deferral to allow time for this to occur.

<b>RECOMMENDATION:</b>	Change of Zone #3414	Deferral
	Use Permit #152	Deferral
	Waivers:	
	Front Yard Setback	Deferral
	Sidewalk	Deferral
	Roadway Design Standard	Deferral
	Parking Lot Screening	Deferral

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Change of Zone #3414 - See attached.  
Use Permit #152 - See attached.

**EXISTING ZONING:** P Public Use, O-3 Office Park.

**EXISTING LAND USE:** Undeveloped.

**SURROUNDING LAND USE AND ZONING:**

North:	Public (U.S. Post Office)	O-3
South:	Highway 2, State Penitentiary	P
East:	Office, Commercial	O-3
West:	Undeveloped, Commercial	I-1

**HISTORY:**

AFP#02083 - USPS Addition, approved **March 12, 2003**, was an administrative final plat to create a lot for the Post Office facility, and Outlot A for future development (this project).

CZ#2372 - Approved **January 18, 1988**, a change of zone from P to O-3 for the northern portion of this site including the U.S.P.S. lot.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F17** - Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.

**Page F24** - The Land Use Plan designates public uses for this site.

**Page F27** - This site is within the City's Future Service Limit.

**Page F38** - General Principles for all Commercial and Industrial Uses - Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages
- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors

- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

**UTILITIES:** All utilities are available to this site.

**TOPOGRAPHY:** The topography is relatively flat across the site. There is a change in grade up to the Post Office facility of approximately between 4 - 10' on the north, and also up to South 13<sup>th</sup> Street along the east boundary of approximately between 12 to 16'.

**TRAFFIC ANALYSIS:** Access to the site is provided at the intersection of Highway 2 and Pioneers Blvd. This intersection is signalized but must be modified to accommodate this development. Full-turning movement access will be provided to the site. Internal access is provided by private roadways. Adjacent to this site Highway 2 is a principal arterial, and South 13<sup>th</sup> Street is a minor arterial.

**ENVIRONMENTAL:** Highway 2 is a major entryway and the development along its frontage should recognize this and provide additional landscaping.

**ANALYSIS:**

1. This area has been designated for public land uses in recognition of the fact the U.S. Post Office owned the land for many years and built a distribution facility at the north end of the property. The Postal Service determined that they had no use for Outlot A and sold it.
2. The site can be served by municipal utilities, and the necessary infrastructure exists to support the development. Surrounding land uses are public to the north and south, and office/commercial to the east and west. The site is bounded on the west by Highway 2, and by South 13<sup>th</sup> Street on the east. Understanding that Outlot A is not needed for public use, the office uses being proposed are consistent with the Comprehensive Plan. The layout provides an efficient use of the land, and proposes uses that are a 'good fit' and are compatible with surrounding development.
3. A waiver to the front yard setback along South 13<sup>th</sup> Street from the required 20' to the proposed 10' is requested due to the width of the street right-of-way and the change in grade from the street to the site. The South 13<sup>th</sup> Street right-of-way varies in width from 115' at the Calvert Street intersection to 195' at the Highway 2 intersection, with no planned changes in the design of this portion of South 13<sup>th</sup> Street through the year 2025. Given the width of the right-of-way and the change of grade along this boundary of the site, this waiver is appropriate.

4. A waiver to the private roadway design standard is requested to accommodate the grading and drainage plan for the site. During review, Public Works could not find any deviation from design standards for private roadway design and apparently the waiver is not necessary. Either the plans need to be revised to show the design waiver, or the waiver request should be withdrawn.
5. A waiver to the requirement for a sidewalk along Highway 2 is requested south of Pioneers Blvd along Highway 2. However, as noted in the application, a public sidewalk is already required to be built along Highway 2 as a requirement of the recently approved administrative final plat. As a result, a sidewalk is shown along the extent of the property adjacent to Highway 2, with three connections to sidewalks internal to the site. A sidewalk connection to South 13<sup>th</sup> Street is desirable, but would likely not meet design requirements considering the slope along the east boundary.
6. The bike trail is shown in the Comprehensive Plan extending along South 13<sup>th</sup> Street in this area. Parks and Recreation noted that this site plan must be revised to accommodate the trail along the west side of the site which would require a crossing at South 13<sup>th</sup> Street and Highway 2. Staff has now learned that the intersection of South 13<sup>th</sup> Street and Highway 2 was not designed to accommodate pedestrian traffic and a crossing is not desirable. As a result, the sidewalk shown on the west side of South 13<sup>th</sup> Street has limited utility as it does not really go anywhere. Rather than having the trail cross South 13<sup>th</sup> Street at Highway 2 and extend across this site, a more feasible alternative may be to build the trail on the east side of South 13<sup>th</sup> Street. This would benefit the public by eliminating a dangerous street crossing, and would benefit this developer by not requiring the trail to be located on this site. The escrow funds set aside to build the sidewalk on the west side of South 13<sup>th</sup> Street would be better used to build the trail on the east side of South 13<sup>th</sup> Street, with a crossing, perhaps at Calvert Street, to be determined at a later time. Planning, Parks and Recreation, and Public Works are agreeable to work with the applicant to find an acceptable alternative for the trail in this area.
7. A waiver to parking lot screening is requested for the South 13<sup>th</sup> Street frontage - the requirement per Design Standards is a 60% screen from 2'-4' in height. As noted previously, there is a change in grade along the east boundary of the site that varies from between 12' to 16'. This earthen berm will effectively screen any parking lot located adjacent to it, and additional low screening is not necessary provided additional trees are planted along 13<sup>th</sup> Street and in the parking lots. The landscape plan shows the required screening for the remaining sides of the parking lots.
8. The required landscaping for each individual lot is not shown on the landscape plan. This is acceptable provided a note is added to the plan that states the landscape plans for individual lots will be reviewed at the time of building permits.

9. Public Works notes that sanitary sewer is acceptable, provided the Nebraska Department of Roads (NDOR) approves the use of right-of-way as shown. Additionally, it was noted that the sanitary sewer runs opposite street grades, contrary to design standards. This is a waiver to Design Standards that was not requested and was not part of the legal notice. As a result, staff is recommending deferral to allow the legal notice to be modified to include it. Public Works supports the waiver provided the sewer depth does not exceed the 15' maximum depth.
10. The grading and drainage must be revised per Public Works' review. Additionally, NDOR must also approve the grading and drainage plan due to proposed grading within the right-of-way.
11. Access to this site is at the intersection of Pioneers Blvd and Highway 2. The traffic signal and controllers will have to be modified to accommodate this access, an expense which is the responsibility of the developer.
12. The Fire Department review notes that additional fire hydrants are needed to serve this site. The plans must be revised to show any additional hydrants deemed necessary by the Fire Department to provide adequate fire protection to this site.
13. The landscape plan shows two sign envelopes for 8' high signs, 32 square feet in area. Only one sign envelope of this size for office park identification is allowed in the O-3 district. The sign envelope on Lot 8 must be removed as it exceeds what is allowed by the district; the other sign envelope is designated as an identification sign for the development and is allowed, but the location of the envelope must be clearly delineated.

### **CONDITIONS:**

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

1.1.1 Additional fire hydrants as required by the Fire Department.

1.1.2 A signed surveyor's certificate.

- 1.1.3 Note #21 revised to state "THE FLOOR AREAS SHOWN IN THE LAND USE AND TRAFFIC SUMMARY TABLE AND ON THE SITE PLAN MAY BE ADJUSTED BY ADMINISTRATIVE AMENDMENT PROVIDED THE TOTAL TRIPS GENERATED DO NOT EXCEED THE TRIPS SHOWN IN THE LAND USE AND TRAFFIC SUMMARY TABLE."
- 1.1.4 A roadway cross-section consistent with the waiver request for staff to review.
- 1.1.5 A revised grading and drainage approved by Public Works and Utilities and the Nebraska Department of Roads.
- 1.1.6 A revised landscape plan showing:
  - 1.1.6.1 Kentucky Coffeetree as the street tree along Highway 2, and that substitutes Autumn Blaze Maple for Emerald Queen Maple.
  - 1.1.6.2 Additional trees at the drive entrance to the development, at the south end of Outlot A, and along the east boundary and in the parking lots.
  - 1.1.6.3 The sign envelope for the 32 square foot, 8' high sign on Lot 8 deleted, and the remaining center identification sign envelope clearly identified.
- 1.1.7 A note that states "LANDSCAPE PLANS FOR INDIVIDUAL LOTS WILL BE SUBMITTED AND REVIEWED AT THE TIME OF BUILDING PERMITS IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY DESIGN STANDARDS."
- 1.2 Adequate provisions to accommodate the bike trail through this area to be determined by and subject to approval of City staff, including the use of the escrow fund set aside for the construction of that portion of the sidewalk along South 13<sup>th</sup> Street as shown on the site plan.
- 2. This approval permits 49,900 square feet of financial, medical and office floor area with waivers to front yard setback, sidewalks, and parking lot screening.

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies showing the following revisions and the plans are acceptable:
- 3.2 The traffic signal and controller improvements at the intersection of Pioneers Blvd and Highway 2 have been completed.
- 3.3 The construction plans shall comply with the approved plans.
- 3.4 Final Plats shall be approved by the City.

Standard:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying any building all development and construction shall have been completed in compliance with the approved plans.
- 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Use Permit #152  
Pioneers Pointe Plaza

Page 8

Prepared by:

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Brian Will  
Planner  
July 9, 2003

**APPLICANT/  
OWNER:**

John, Janice and Gary Vermaas  
PO Box 6227  
Lincoln, NE 68512

**CONTACT:**

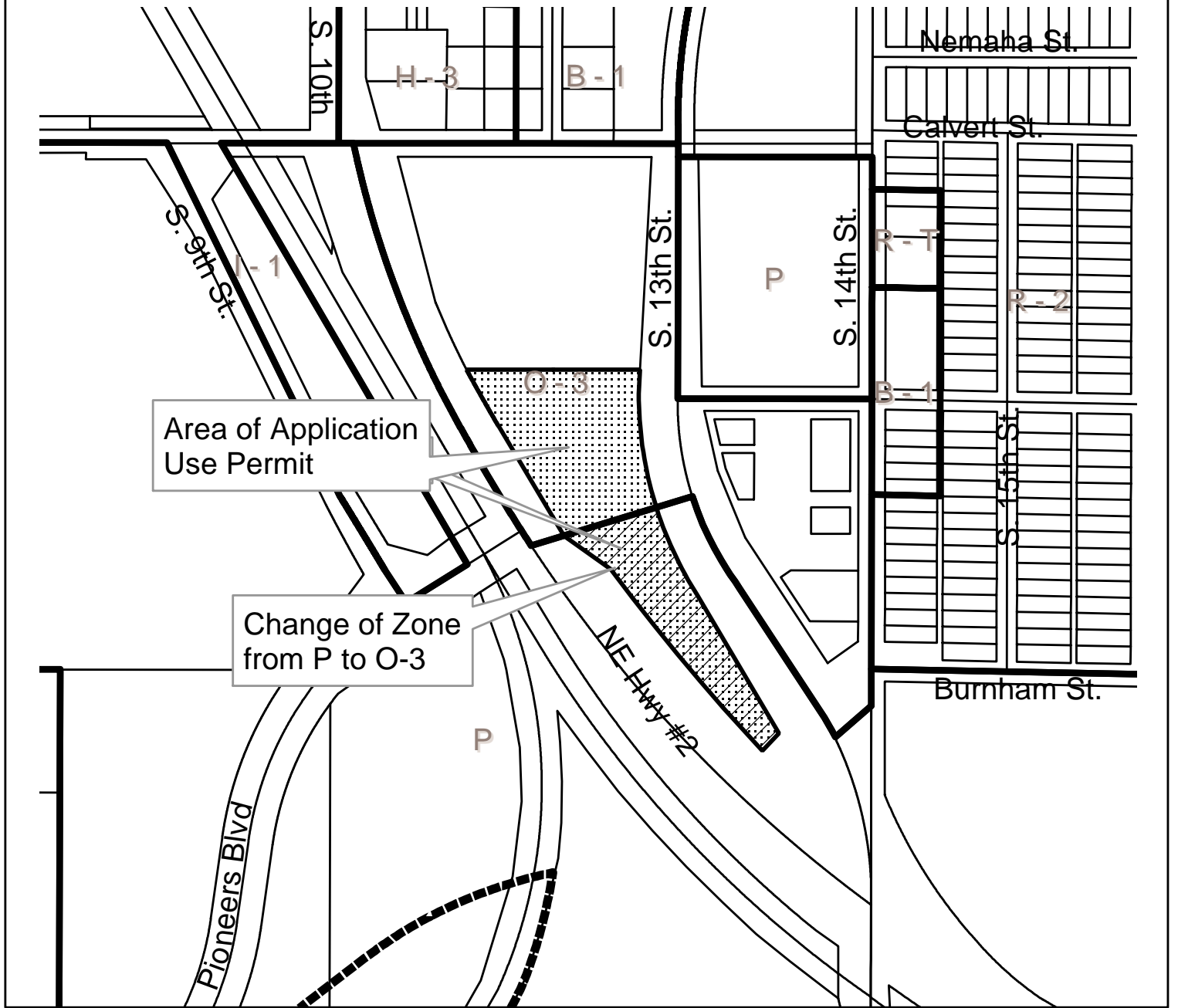
Brian Carstens  
601 Old Cheney Road      Suite C  
Lincoln, NE 68512





**Use Permit #152**  
**Change of Zone #3414**  
**S. 13th & Pioneers Blvd**  
**Pioneers Pointe Plaza**

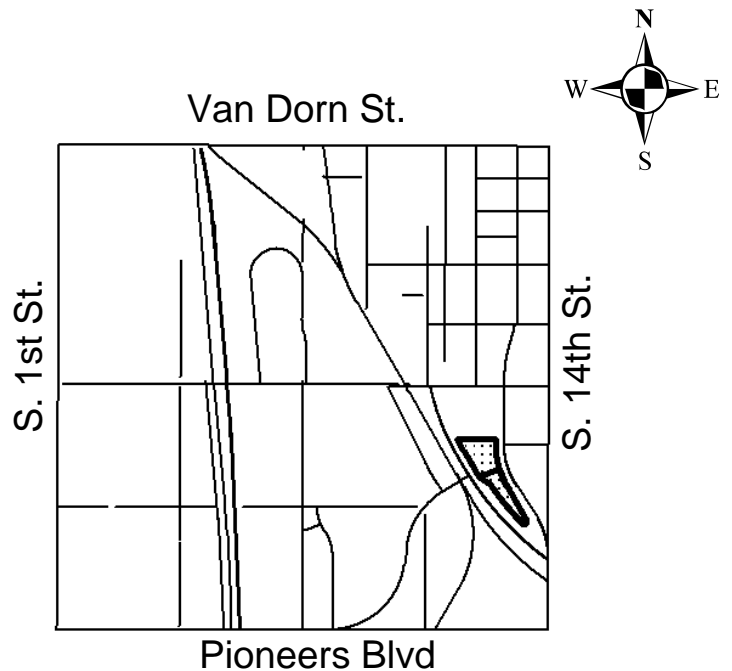
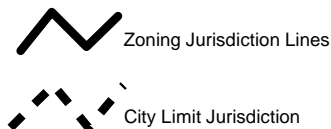




**Use Permit #152**  
**Change of Zone #3414**  
**S. 13th & Pioneers Blvd**  
**Pioneers Pointe Plaza**  
**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 2 T9N R6E



USE PERMIT

### LEGAL DESCRIPTION

ALL OF OUTLOT 'A', USPS ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6th P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CALVERT STREET AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH 13th STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, SAID USPS ADDITION; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 3°03'08"W A DISTANCE OF 522.99', TO THE POINT OF BEGINNING; THENCE SOUTHERLY CONTINUING ON SAID WEST RIGHT OF WAY LINE, S 3°03'08"W 59.35', TO A POINT ON A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 913.51' AND A CENTRAL ANGLE OF 32°45'12", SAID CURVE ALSO BEING SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ON THE CHORD OF SAID CURVE, S 16°16'35"E 515.13'; THENCE SOUTHEASTERLY CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE, S 30°32'35"E 393.83'; THENCE SOUTHWESTERLY, S 46°14'06"W 58.49', TO A POINT ON A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 5032.74' AND A CENTRAL ANGLE OF 6°37'26", SAID CURVE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY #2; THENCE NORTHWESTERLY ON THE CHORD OF SAID CURVE, N 40°14'19"W 581.50'; THENCE NORTHWESTERLY CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, N 54°52'44"W 139.99'; THENCE NORTHWESTERLY CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, N 30°50'12"W 313.35', TO A POINT ON A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2022.22' AND A CENTRAL ANGLE OF 4°33'36"; THENCE NORTHWESTERLY ON THE CHORD OF SAID CURVE, N 29°35'31"W 160.90', TO THE NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE EASTERLY ON THE NORTH LINE OF SAID OUTLOT 'A', N 90°00'00"E 431.10', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 4.79 ACRES, MORE OR LESS.

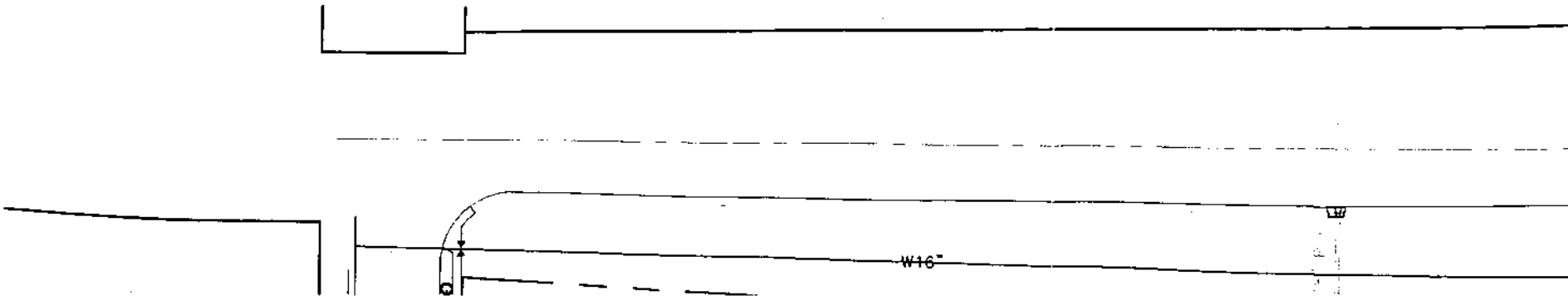
**SURVEYOR'S CERTIFICATE:**

I hereby certify, that I Billy Joe Kerr, a duly Registered Land Surveyor under the laws of the State of Nebraska, did hereby perform or under my direct supervision the above survey. And that Iron Pipes 1" x 24" were set at all points marked Q. All distances are in feet and hundredths of a foot.

Signed this \_\_\_\_ day of \_\_\_\_\_ 2003.

Billy Joe Kerr

RLS # 483

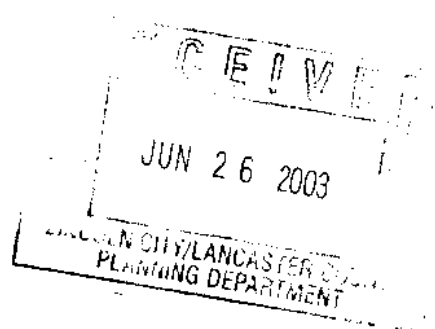


# CHANGE OF ZONE LEGAL DESCRIPTION

ALL OF OUTLOT 'A', USPS ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6th P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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HAVING A RADIUS OF 913.51' AND A CENTRAL ANGLE OF 17°38'24", SAID CURVE ALSO BEING SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ON THE CHORD OF SAID CURVE, S08°40'55"E 280.14'; THENCE TO THE POINT OF BEGINNING AND CONTINUING ON THE CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 913.51' AND A CENTRAL ANGLE OF 15°06'48", SAID CURVE ALSO BEING SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ON THE CHORD OF SAID CURVE, S25°03'31"E, 240.27'; THENCE SOUTHEASTERLY CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE, S 30°32'35"E 393.83'; THENCE SOUTHWESTERLY, S 46°14'06"W 58.49', TO A POINT ON A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 5032.74' AND A CENTRAL ANGLE OF 6°37'26", SAID CURVE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY #2; THENCE NORTHWESTERLY ON THE CHORD OF SAID CURVE, N 40°14'19"W 581.50'; THENCE NORTHWESTERLY CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, N 54°52'44"W 139.99'; THENCE N 72°29'53"E 241.56', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1.91 ACRES, MORE OR LESS.



CHANGING POST OFFICE

N 90°00'00"E  
M=431.10'

EXISTING 'O-3'

NEBRASKA

PIONEERS BLVD.

HIGHWAY 2

13TH STREET

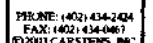
CHANGE OF ZONE  
'P' TO 'O-3'

JUN 26 2003

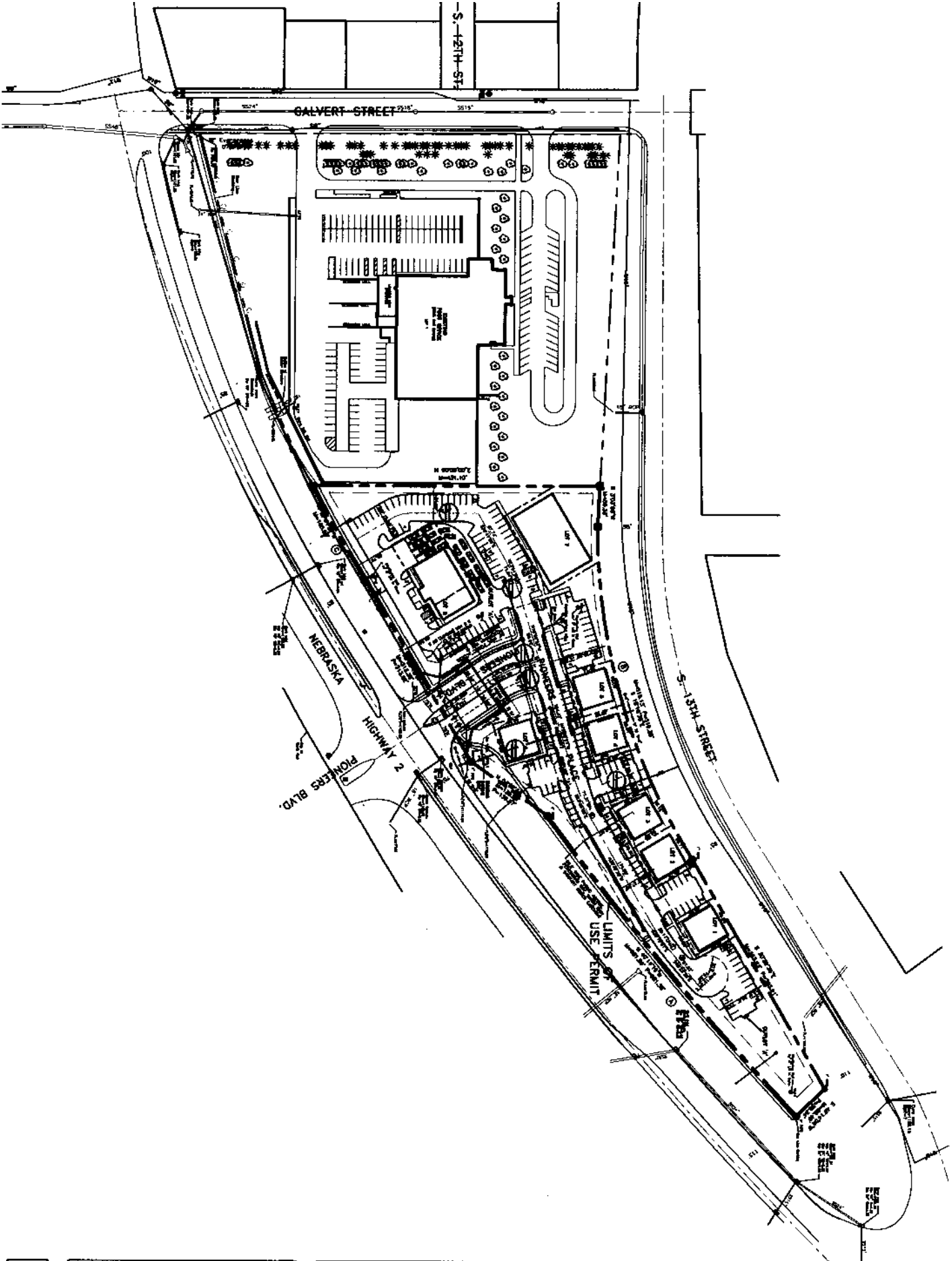
6/26/03

**6/26/03**

WILLIAM LANCHESTER  
 WILLIAM LANCHESTER







**BRIAN D.  
CARSTENS  
& ASSOCIATES**

LAND USE PLANNING  
RESIDENTIAL  
& COMMERCIAL  
DESIGN

800 OLD GENTRY ROAD  
LINCOLN, NE 68512  
PHONE: (402) 434-2424  
FAX: (402) 434-2424  
CITY OF LINCOLN, NE

**PIONEER'S  
POINTE  
PLAZA**

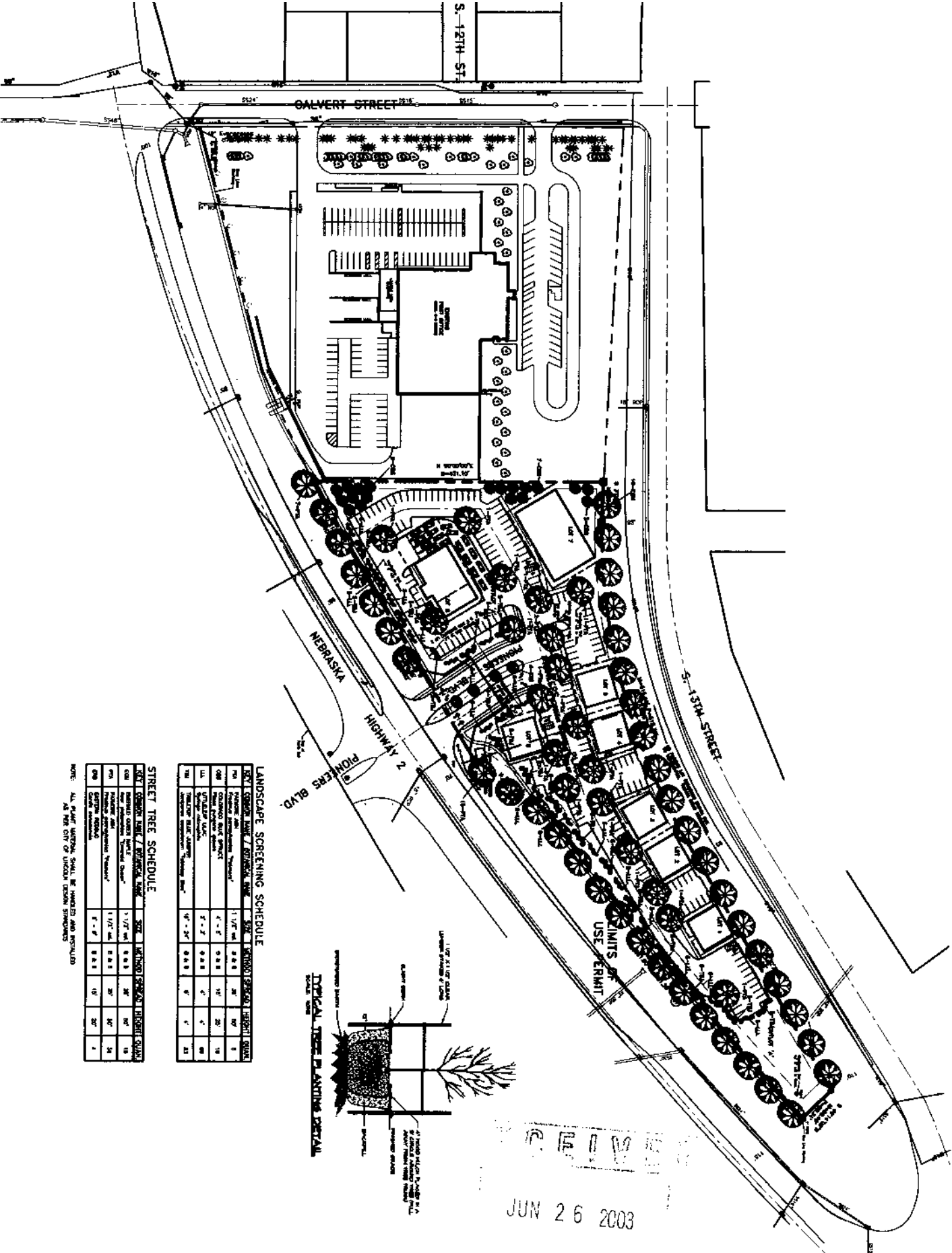
CHANGE OF  
ZONE  
AND  
USE  
PERMIT

HIGHWAY 2 &  
PIONEER'S BLVD.  
LINCOLN, NE

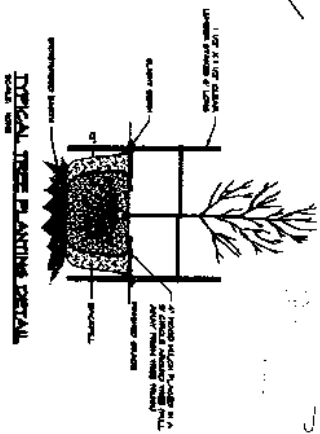


**UTILITY  
PLAN**

SCALE: 1"=50'  
PROJECT: PIONEER'S  
PLAZA  
DATE: 10/10/00  
BY: BDC



JUN 26 2003



**LANDSCAPE SCREENING SCHEDULE**

NO.	SCREENING NAME / BOTANICAL NAME	SIZE	MINIMUM SCREENING HEIGHT	QUANTITY
101	SCREENING TREE	12" DBH	8' - 8"	20
102	SCREENING TREE	12" DBH	8' - 8"	20
103	SCREENING TREE	12" DBH	8' - 8"	20
104	SCREENING TREE	12" DBH	8' - 8"	20
105	SCREENING TREE	12" DBH	8' - 8"	20
106	SCREENING TREE	12" DBH	8' - 8"	20
107	SCREENING TREE	12" DBH	8' - 8"	20
108	SCREENING TREE	12" DBH	8' - 8"	20
109	SCREENING TREE	12" DBH	8' - 8"	20
110	SCREENING TREE	12" DBH	8' - 8"	20
111	SCREENING TREE	12" DBH	8' - 8"	20
112	SCREENING TREE	12" DBH	8' - 8"	20
113	SCREENING TREE	12" DBH	8' - 8"	20
114	SCREENING TREE	12" DBH	8' - 8"	20
115	SCREENING TREE	12" DBH	8' - 8"	20
116	SCREENING TREE	12" DBH	8' - 8"	20
117	SCREENING TREE	12" DBH	8' - 8"	20
118	SCREENING TREE	12" DBH	8' - 8"	20
119	SCREENING TREE	12" DBH	8' - 8"	20
120	SCREENING TREE	12" DBH	8' - 8"	20

**STREET TREE SCHEDULE**

NO.	SCREENING NAME / BOTANICAL NAME	SIZE	MINIMUM SCREENING HEIGHT	QUANTITY
101	SCREENING TREE	12" DBH	8' - 8"	20
102	SCREENING TREE	12" DBH	8' - 8"	20
103	SCREENING TREE	12" DBH	8' - 8"	20
104	SCREENING TREE	12" DBH	8' - 8"	20
105	SCREENING TREE	12" DBH	8' - 8"	20
106	SCREENING TREE	12" DBH	8' - 8"	20
107	SCREENING TREE	12" DBH	8' - 8"	20
108	SCREENING TREE	12" DBH	8' - 8"	20
109	SCREENING TREE	12" DBH	8' - 8"	20
110	SCREENING TREE	12" DBH	8' - 8"	20
111	SCREENING TREE	12" DBH	8' - 8"	20
112	SCREENING TREE	12" DBH	8' - 8"	20
113	SCREENING TREE	12" DBH	8' - 8"	20
114	SCREENING TREE	12" DBH	8' - 8"	20
115	SCREENING TREE	12" DBH	8' - 8"	20
116	SCREENING TREE	12" DBH	8' - 8"	20
117	SCREENING TREE	12" DBH	8' - 8"	20
118	SCREENING TREE	12" DBH	8' - 8"	20
119	SCREENING TREE	12" DBH	8' - 8"	20
120	SCREENING TREE	12" DBH	8' - 8"	20

NOTE: ALL PLANT MATERIAL SHALL BE WASHED AND INSPECTED AS PER CITY OF LINCOLN DESIGN STANDARDS



BRILAND D. CHRISTIANS & ASSOCIATES, INC.  
LAND USE PLANNING  
ARCHITECTURAL  
& CONSTRUCTION  
DESIGN

400 OLD CHURCH ROAD  
LINCOLN, NE 68512  
PHONE: (402) 441-2000  
FAX: (402) 441-2001  
WWW.BCARTERS.COM

PIONEERS PLAZA  
LANDSCAPE PLAN

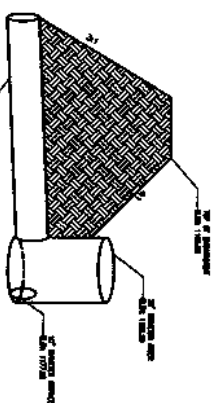
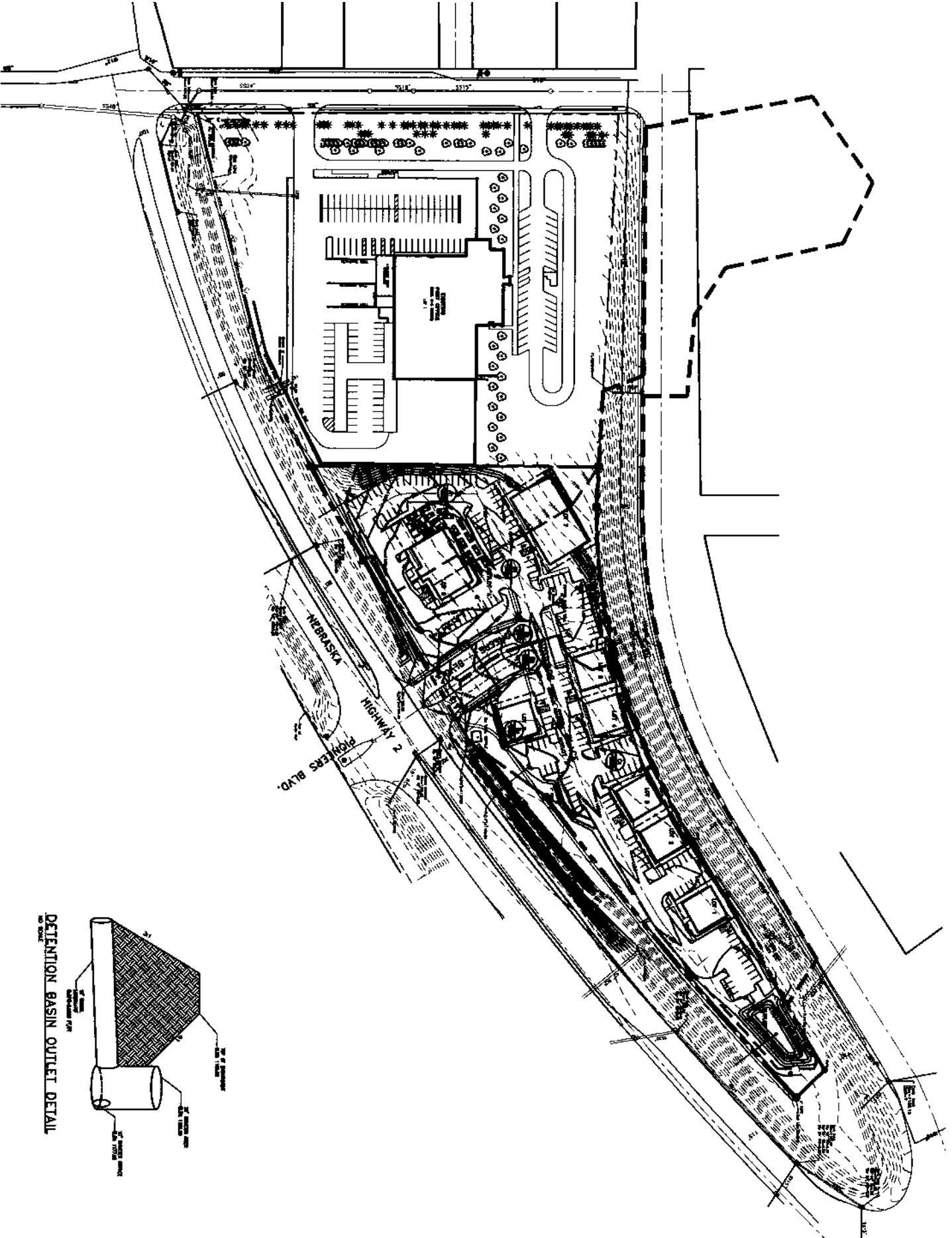
LAND  
USE  
PERMIT

HIGHWAY 2 &  
PIONEERS BLVD.  
LINCOLN, NE



LANDSCAPE  
PLAN  
SCALE: 1"=50'





**BRIAN D.  
CARSTENSEN  
& ASSOCIATES**  
LAND USE PLANNING  
RESIDENTIAL  
& COMMERCIAL  
DESIGN

461 OLD CEMETARY ROAD  
SUITE C  
LINCOLN, NE 68512  
PHONE: (402) 441-3424  
FAX: (402) 441-3424  
©2001 CARSTENSEN, INC.

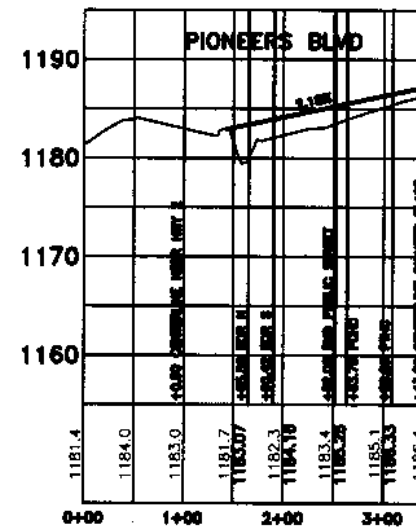
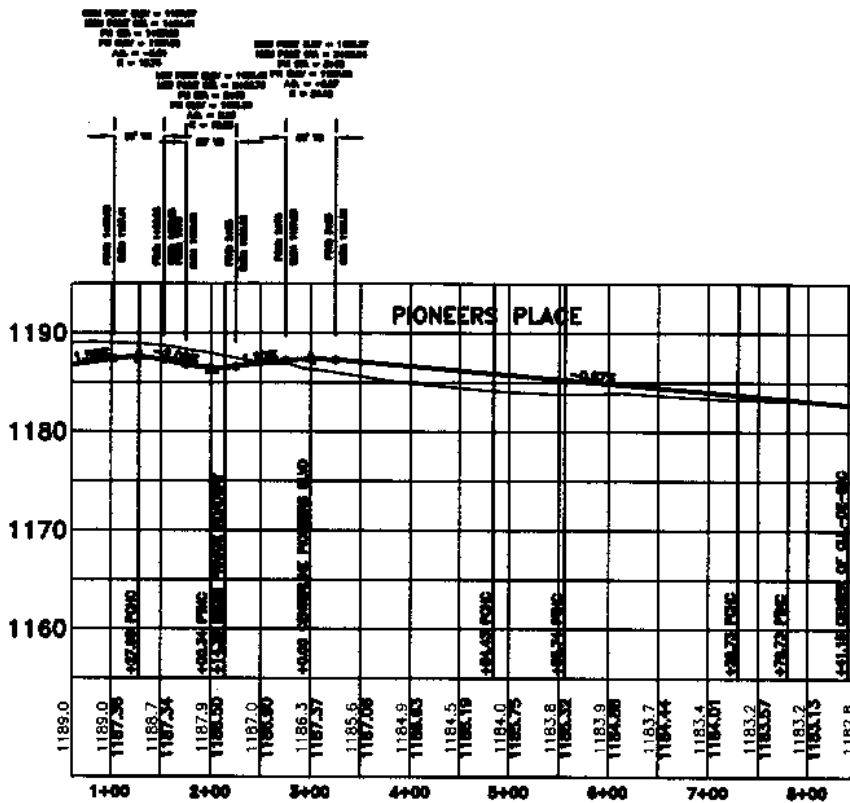
**PIONEERS  
POINTE  
PLAZA**

CHANGE OF  
ZONE  
#  
AND  
USE  
PERMIT  
#

REGINA V. A.  
PIONEERS BLVD.  
LINCOLN, NE



**GRADING  
PLAN**  
SCALE: 1"=50'  
PROJECT: PIONEERS  
DATE: 08/01/01  
BY: J. CARSTENSEN



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LAND USE PLANNING  
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**PIONEERS POINTE PLAZA**

CHANGE OF ZONE

AND

USE PERMIT

HIGHWAY 2 & PIONEERS BLVD

LINCOLN, NE

**STREET PROFILES**

SCALE: 1"=50'

PROJECT NUMBER  
DATE: 06/03  
REVISIONS

# M e m o r a n d u m

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**To:** Brian Will, Planning Department  
**From:** Chad Blahak, Public Works and Utilities  
**Subject:** Pioneer Pointe Plaza Use Permit #152  
**Date:** 7/09/03  
**cc:** Randy Hoskins  
Devin Biesecker

Engineering Services has reviewed the Use Permit #152 for Pioneer Pointe Plaza, located east of Nebraska Hwy #2 at Pioneers Blvd, and has the following comments:

**Sanitary** - The sanitary system is satisfactory contingent on the NDOR's review and approval of the use of its right of way for sanitary sewer construction.

A waiver for running sanitary sewer opposite street grade needs to be requested for sewer in Pioneers Place. Public works would support this waiver provided that sewer depth stays under the maximum 15' as per design standards.

**Water** - The water system for this plat is satisfactory.

**Grading/Drainage** - Grading is shown outside of the property line inside the NDOR right of way. State approval will have to be obtained in order to conduct grading activities in the right of way.

The proposed detention cell is located directly in front of an outlet for an existing 42" storm sewer. The proximity of the 42" outlet to the bank for the cell velocities for the 42" outlet should be calculated and energy dissipation and/or bank stabilization measures will be required if the velocities prove to be erosive.

Although the detention calculations show that the proposed storm water discharge into the state right of way is less than or equal to the existing flow, a permit to discharge water into state right of way will still need to be obtained from the NDOR.

**Streets** - The intersection of Pioneers Blvd. and Hwy #2 will need to accommodate WB-50 vehicle movements from all four legs. The geometry shown is satisfactory for the preliminary plat, however, modifications will need to be made to the proposed and existing medians and end of returns during the intersection geometry design.

**Hwy** #2 will need to be completed, at the developers expense, prior to the opening of the east leg

Brian Will, Planning Department

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of the intersection.

The letter accompanying the application stated a requested waiver for street cross section, specifically eliminating the roadway crown. The grading plan shows a crowned section the entire length of the roadway. If this is the case the waiver is not needed.

General - The information shown on the special permit relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory . Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and th method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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# Memo



**To: Brian Will, Planning Department**

**From: Mark Canney, Parks & Recreation**

**Date: July 1, 2003**

**Re: Pioneers Pointe Plaza CZ 3414**

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Please provide a graded platform for a 10' trail with a 20' trail easement.
2. It is recommended that the trail/trail easement parallel the property line on private property as much as possible.
3. Please use Kentucky Coffeetree as street tree along Highway 2.
4. Emerald Queen Maple struggles during establishment period. Please consider using Autumn Blaze Maple as an alternative.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.